Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	223/158 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Collingwood
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
143/158 SMITH STREET COLLINGWOOD VIC 3066	$650,000	13-Aug-24
147/158 SMITH STREET COLLINGWOOD VIC 3066	$663,000	10-Oct-23
153/158 SMITH STREET COLLINGWOOD VIC 3066	$650,000	28-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 November 2024

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143/158 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$650,000** Sold Date **13-Aug-24**

Distance **0km**



147/158 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$663,000** Sold Date **10-Oct-23**

Distance **0km**



153/158 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$650,000** Sold Date **28-May-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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